

UNIT 4A, BAYTREE CENTRE, BRENTWOOD, ESSEX, CM14 4BX

RETAIL UNIT TO LET

1,687 sq.ft (156.73 m²)



Location

The Baytree Shopping Centre is anchored by Wilko and Sports Direct. Other retailers in the scheme include EE, Card Factory, Claire's Accessories, Body Shop, WH Smith, Holland & Barret and Savers.

Accommodation

Ground floor retail unit with rear loading access. Approximate areas and dimensions as follows:

Internal Width	23'2" (7.06 m)
Retail Depth	72'10" (22.20 m)
Sales Area	1,687 sq.ft (156.73 m ²)
Kitchen/storage	540 sq.ft (50.17 m ²)
Total	2,227 sq.ft (206.89 m ²)

Terms

A new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£60,000 per annum exclusive of VAT, business rates, service charge and all other outgoings. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

Projected figure for the year ending 31st December 2020 is £6,257.84

Rates

Rateable Value	£47,750
UBR (2019/2020)	£0.491
Rates Payable	£23,445

Please note that with effect from 01-04-2019 Retail Discount of one third may apply to these business rates for 2 years. Prospective tenants are advised to check their business rates liabilities with Brentwood Borough Council

Energy Performance Asset Rating

D 76-100 **86** This is how energy efficient this building is.

Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

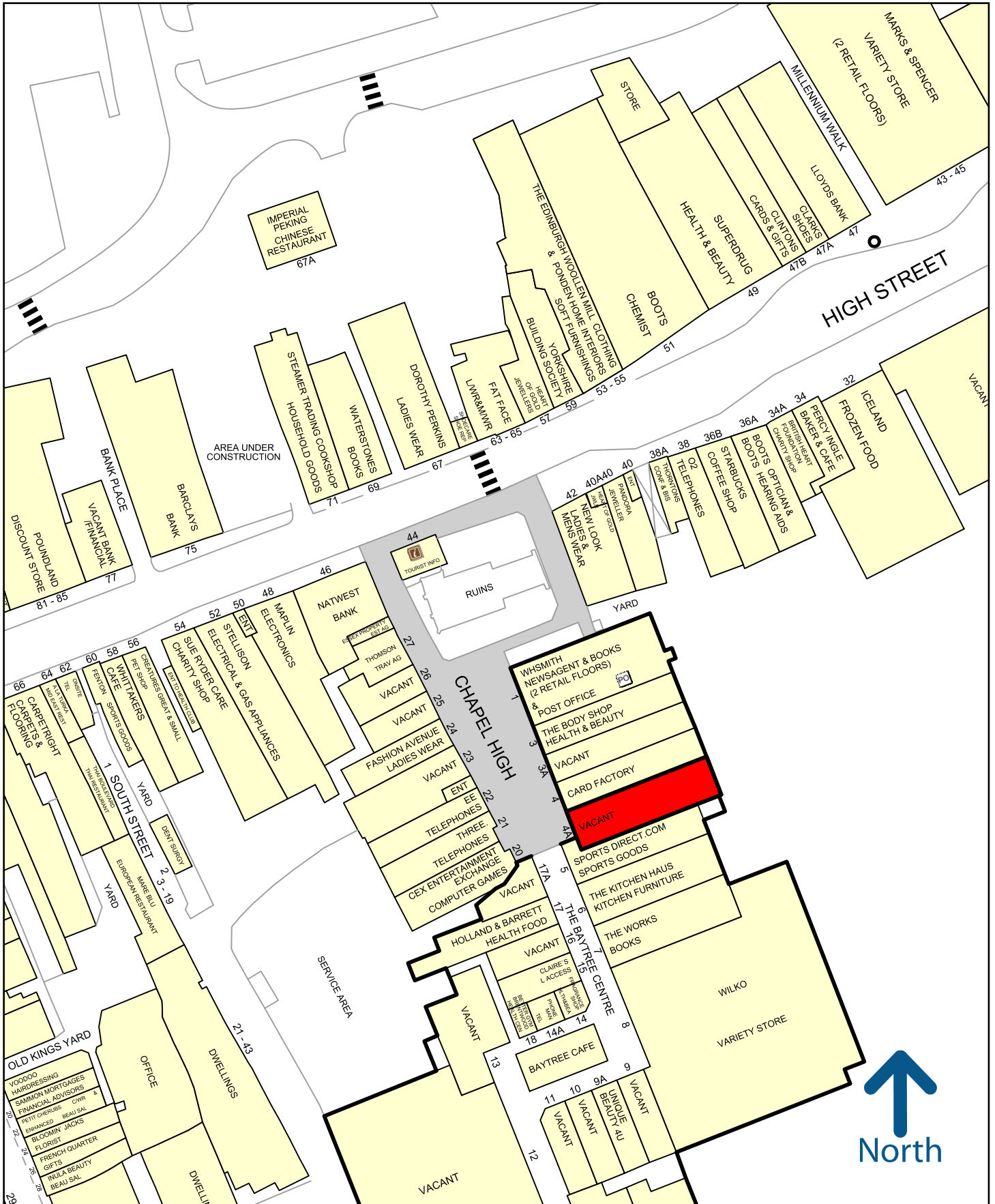
By appointment with sole joint letting agents.

Contact:

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Or

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Experian Goad Plan Created: 23/11/2017
Created By: Mass and Co

